



MINUTES
Wednesday, October 14, 2015 – 7:00 P.M.

Please refer to the Planning Commission Procedural Items coversheet for information on all procedural matters.
An audio recording of this meeting is available in the Planning Office for review or purchase the Friday following the meeting.

ITEMS FOR COUNCIL ACTION

The following items from this Planning Commission agenda will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items:

- Item 8.A. – PLN2015-11111/PLN2015-11358 (Rezone), Location:1055 Helen Avenue

1. PLEDGE OF ALLEGIANCE and STATEMENT OF VALUES

Chair Costa initiated the Pledge of Allegiance, and the Statement of Values was read.

2. ROLL CALL

The following Commissioners responded to roll call: Chair Deborah Costa, Raj Chahal, Yuki Ikezi, Sudhanshu Jain, Michael O'Halloran, and Joe Sweeney. Commissioner Kelly was excused.

Staff present were Development Review Officer Gloria Sciara, Assistant City Attorney Julia Hill, and Office Specialist IV Megan Valenzuela.

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

4. DECLARATION OF COMMISSION PROCEDURES

Chair Costa reviewed the Planning Commission procedures for those present.

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals - None
- B. Continuances without a hearing - None
- C. Exceptions (requests for agenda items to be taken out of order) - None

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

None

7. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Planning Commission, staff, the applicant or a member of the public wishes

to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

7.A. Planning Commission Minutes of September 23, 2015

Motion/Action: The Commission motioned to approve the Planning Commission Minutes of September 23, 2015 (6-0-1-0, Kelly absent).

7.B. File No.(s): **PLN2015-11369**
Location: 1290 Franklin Street, 2,350 square foot tenant space on a 12,150 square foot parcel, located on the east side of Monroe Street, approximately 340 feet south of Benton Street, property is zoned CD (Downtown Commercial); APN: 269-22-108
Applicant: Kamaljit Khangura
Owner: John Demartini
Request: **Use Permit** to allow the on-site sale and consumption of alcohol (ABC License Type 41) in a new restaurant
CEQA Determination: Categorical Exemption per section 15301, Class 1 Existing Facilities
Project Planner: Greg Qwan, Planning Intern II
Staff Recommendation: **Approve**, subject to conditions

Motion/Action: The Commission motioned to adopt a resolution to approve the Use Permit for the property located at 1290 Franklin Street (6-0-1-0, Kelly absent).

7.C. File No.(s): **PLN2014-10793, CEQ2015-01195**
Location: 941 Laurelwood Road, a 0.64 acre site located approximately 330 feet west of the intersection of Laurelwood Road and Bassett Street, property is zoned ML (Light Industrial); APN: 104-51-017
Applicant: Outfront Media
Owner: Dianna and Vernon Adair Trustee
Request: **Use Permit** to allow the installation of a new LED digital billboard sign
CEQA Determination: Mitigated Negative Declaration
Project Planner: Payal Bhagat, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

The Commission discussed the proposal and the number of digital billboards along the US Highway 101 corridor between Palo Alto and Mountain View. It was clarified that the City of Santa Clara adopted a Billboard Relocation Policy in 2011 that established clear guidelines, process and associated fees related to electronic billboards.

The Public Hearing was opened and closed with no public comments received.

The Commission confirmed that the billboard would display public service messages from government and nonprofit entities ten percent (10%) of the time during peak hours. It was clarified that the City Manager's Office has an established program to facilitate the public service messages.

Staff confirmed that the billboard relocation program has a fee of \$70,000 per face that is collected from the applicant, as established by the Council policy. These funds are deposited into the City's General Fund.

Motion/Action: The Commission motioned to adopt a resolution to approve the Use Permit for the property located at 941 Laurelwood Road (5-1-1-0, Jain dissenting, Kelly absent).

*****END OF CONSENT CALENDAR*****

8. PUBLIC HEARING ITEMS

8.A. File No.(s):	PLN2015-111111/PLN2015-11358
Location:	1055 Helen Avenue, a 10,117 square foot lot located on the west side of Helen Avenue approximately 300 feet north of El Camino Real, APN: 213-37-006; property is zoned Single Family Residential (R1-6L)
Applicant:	Antony Joma, Joma Studio Architects
Owner:	Mehdi Sadri
Request:	Rezone from Single Family Residential (R1-6L) to Planned Development (PD) to construct a four-unit attached townhome development with a private street in conjunction with the demolition of a single-family residence; and Tentative Parcel Map to create a five lot subdivision.
CEQA Determination:	Categorically exempt per Section 15332, Infill Development
Project Planner:	Debby Fernandez, Associate Planner
Staff Recommendation:	Recommend City Council Approval, subject to conditions

Notice: Notice for Item 8.A. was posted and mailed to residents within 300 feet of the project site.

Discussion: Gloria Sciara gave a brief presentation on the item.

The Commission inquired about the number of guest parking spaces provided in the proposal. Staff confirmed that the Development Plans currently include only one guest parking space but that the Plans do show room to accommodate an additional parking space with some alterations to the setbacks.

Antony Joma, applicant, highlighted the proposal and clarified that the proposal includes five lots which includes one for each unit and one for common areas. It was also noted that the additional guest parking spot was previously considered but not included in the latest plans to enhance the overall project design.

The Public Hearing was opened.

A member of the public stated that he felt the City was treating proposals inequitably in that some proposals that do not meet design standards are rejected while others that don't meet design standards are granted Planned Development (PD) zoning.

Staff clarified that the current proposal has a medium density land use designation on an infill site between a hotel and townhome complex. The public speaker was referring to a project that is in a very low density single family neighborhood that is subject to different standards among other complexities unique to his proposal.

The Public Hearing was closed.

The Commission expressed concern for the lack of parking included with the project and suggested it may be beneficial for an additional guest parking space to be added.

Motion/Action: The Commission motioned to adopt a resolution to recommend that the City Council approve the rezone of the property located at 1055 Helen Avenue (6-0-1-0, Kelly absent) with the following added condition:

1. The project shall be referred to the Architectural Committee after final approval to make an adjustment to the Development Plans to include one additional guest parking space.

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

ii. Report of the Director of Planning and Inspection

- City Council Actions
 - The Planning Commission discussed action the City Council took on the 2016 calendar of Planning Commission meetings and requested that staff review the Council action and report back on November 4, 2016.

iii. Commission/Board Liaison and Committee Reports

- Appointment of Board or Committee assignments
- Architectural Committee

iv. Commission Activities

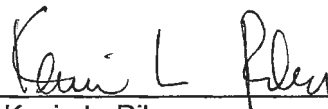
- Commissioner Travel and Training Reports; Requests to Attend Training
 - Commissioner Jain gave a report on his attendance at the California APA Conference.

v. Upcoming agenda items

10. ADJOURNMENT

The meeting adjourned at 8:04 p.m. The next regular Planning Commission meeting will be held on Wednesday, November 4, 2015, at 7:00 p.m.

Prepared by: 
Megan Valenzuela
Office Specialist IV

Approved: 
Kevin L. Riley
Director of Planning & Inspection

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